



Lamoine Board of Selectmen

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Proposed Amendments to the Building & Land Use Ordinance March 17, 2021

The Lamoine Planning Board hereby recommends the following amendments to the Lamoine Building and Land Use Ordinance as last amended on March 20, 2019:

AMENDMENT 1

Part I Section 5 Subsection I Non Conforming Structure:

Strike the following:

If any portion of a structure does not meet the dimensional requirements of the Building and Land Use Ordinance, that portion of the structure shall not be expanded by more than 30% in floor area or volume.

Replace with

A. Expansion. If any portion of a structure does not meet the dimensional requirements of the BLUO, that portion of the structure may be expanded but shall not be permitted to become more non-conforming.

B. Relocation. A non-conforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the CEO after consultation with the Planning Board. In no case shall a relocated structure be permitted to be more non-conforming.

c. Reconstruction or Replacement. A non-conforming structure may be reconstructed or replaced on the parcel on which the structure is located provided that the site of reconstruction or replacement conforms to all setback requirements to the greatest practical extent as determined by the CEO after consultation with the Planning Board. In no case shall a reconstructed or replaced structure be permitted to be more non-conforming.

AMENDMENT 2

Part II Section 12 Subsection G. Setbacks, Side, and Rear Yard Widths, and Buffers

Strike the following:

A subdivision with lots for single-family dwellings will conform to the requirements in Section 4(I).

Replace with:

A subdivision created by division of land into lots for single-family dwellings shall conform to the requirements in Section 4(l) except that front yard setbacks shall be seventy-five (75) feet from the centerline of roads whether they are public or private.

AMENDMENT 3

Part III Section 17 Subsection B Definitions:

Strike the following:

Building Height: The vertical distance between the highest point of the structure and the average final grade around the foundation, or the average grade of the original ground adjoining the building, whichever is greater.

Replace with:

Building Height – The vertical distance between the highest point of the structure and the average final grade of the ground adjacent to the foundation or the vertical distance between the highest point of the structure and the average grade of the original (pre-construction) ground adjacent to the foundation, whichever distance is greater.

Signed February 4, 2021

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The Lamoine Board of Selectmen